



Board of Appeals

Town Hall • 40 Center Street • Fairhaven, MA 02719

MEETING NOTICE – 2ND REVISION

Join the Zoom Meeting

<https://zoom.us/j/94115137952?pwd=MXpoVWpKTFBEUmluT1pWSCtiVzJCQT09>

or call 1-929-205-6099 Meeting ID: 941 1513 7952 Passcode: 361259

DATE AND TIME:

Tuesday November 7, 2023, at 6:00 p.m.

MEETING:

Public Hearing In-Person in Banquet Room or via Zoom

On March 24, 2023, the bill to extend Open Meeting Law regulations governing remote participation has passed MA legislation and been signed by the Governor. This bill will allow remote and hybrid meeting options for public bodies through March 31, 2025.

Pursuant to an amendment to Town Bylaw Chapter 50 § 13, all government meetings are available through web/video conference and are recorded.

I. **ADMINISTRATIVE BUSINESS**

1. Quorum/Attendance
2. Acceptance of the October 3, 2023, meeting minutes

II. **CORRESPONDENCE:**

1. Owner/Applicant, Brian Dupras, of 14 Harbor View Ave. requests an extension of the previously granted Variance (granted May 3, 2022) in accordance with MGL, Chapter 40A, Section 10. The owner has requested the Board to consider granting a six (6) month extension.

III. **PUBLIC HEARINGS:**

1. REF#: ZBA-023-007: 148 Dogwood Street, Map 43A, Lots 153-155. Applicant and owner: Nancy Santoro. Applicant seeks (1) a Special Permit to construct a 30 ft. x 25 ft. garage with space above attached to the existing house via 20 ft. by 10 ft. deck and a 20 ft. by 12 ft. breezeway, pursuant to Fairhaven Zoning Bylaw 198-15 Use Regulations and (2) a 5 ft. Variance for the garage to be located 15 ft. from the side property line vs. the 20 ft. minimum requirement, pursuant to Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule. — Continued from March 7, 2023. Readvertised with updated information for May 2, 2023 – Requested to be continued to the January meeting.

2. REF#: ZBA-023-029: 3 Birchfield Street, Map 24, Lot 280. Applicant: Brian Slowik Owner: Slowik Family Trust. Applicant seeks a Special Permit for storage of a mobile home and for occasional occupation longer than forty-eight (48) hours consecutively, pursuant to Fairhaven Zoning Bylaw 198-16 Use Regulation Schedule, footnote 8. In accordance with Fairhaven Zoning Bylaw 198-8 Special Permit, A. this permit shall be subject to additional conditions, safeguards and limitations on time, space, and use as the board may reasonably require. — *Continued from September 5, 2023 – Requested to be continued to the December meeting.*
3. REF#: ZBA-023-033: 23 Summer Street, Map 10, Lot 166. Applicant and owner: Robert Leidhold. Applicant seeks a Variance for the conversion of the rear building into an Accessory Dwelling Unit on a 12,539 sq. ft. lot as compared to the minimum 22,500 sq. ft. lot size requirement, pursuant to Fairhaven Zoning Bylaw 198-32.1 Accessory Dwelling Units, A. — *Continued from October 3, 2023*
4. REF#: ZBA-023-034: 8 Grandview Avenue, Map 29C, Lot 410. Applicant: Hammer To Nails. Owner: Jean Murray. Applicant seeks a 12 ft. Variance to replace the existing back door and carport with an 8 ft. by 15.3 ft. mudroom 8 ft. from the side property line as compared to the minimum 20 ft. side setback, pursuant to Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule. — *Continued from October 3, 2023*
5. REF#: ZBA-023-041: 77 Adams Street, Map 25, Lot 30D. Applicant: Ahmet F. Dirican. Owner: Congregation of the Sacred Hearts. Applicant seeks a Special Permit to convert the existing building into an assisted living facility, pursuant to Fairhaven Zoning Bylaw 198-15 Use Regulations, C. (1). — *Continued from October 3, 2023*
6. **REF#: ZBA-023-043: 4 David Drown Blvd, Map 28, Lot 22E. Applicant: Robert Ferreira. Owner: Ajar Holdings LLC. Applicant seeks a Variance from the maximum building coverage of 25% to a proposed 27.7% after constructing an addition to the existing building, pursuant to Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule.**
7. REF#: ZBA-023-044: 11 Lawton Street, Map 6, Lots 52-53. Applicants and Owners: Brenda L & Nuno J Ferreira. Applicants seek a 3.4 ft. Variance to build a 10 ft. by 21.09 ft. master bath addition 6.6 ft. from the side property line as compared to the minimum 10 ft. setback, pursuant to Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule.
8. REF#: ZBA-023-045: 50 Rodman Street, Map 25, Lot 211. Applicant and Owner: Matthew Varao. Applicant seeks 1. A 10 in. Variance for a second story addition to an existing 20.2 ft. by 20.3 ft. garage to be 20 ft. 10 in. tall, as compared to the maximum 20 ft. height allowed for an accessory building, pursuant to Fairhaven Zoning Bylaw 198-22 Accessory Buildings and uses, A. (2), and 2. a Variance for the proposed second story addition to be an Accessory Dwelling Unit on a 6,867 sq. ft. lot as compared to the minimum 22,500 sq. ft. lot size requirement, pursuant to Fairhaven Zoning Bylaw 198-32.1 Accessory

Dwelling Units, A.

9. REF#: ZBA-023-046: 16 Main Street, Map 7, Lot 98A. Applicant: Jason Lanagan. Owner: Cullen North Walker Street LLC. Applicant seeks 1. A Variance to create a lot with 84.81 ft. of frontage from a non-conforming lot with a pre-existing restaurant building, as compared to the minimum 100 ft. of frontage, pursuant to Fairhaven Zoning Bylaw 198-17 Intensity of Use Regulations, B. and Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule and 2. A Variance to create a lot with 41 ft. of frontage from a non-conforming lot with a pre-existing restaurant building as compared to the minimum 100 ft. of frontage, pursuant to Fairhaven Zoning Bylaw 198-17 Intensity of Use Regulations, B. and Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule.